

FOR LEASE

MARINE DRIVE INDUSTRIAL CENTRE



1-403 E KENT AVENUE NORTH
VANCOUVER

HIGH QUALITY WAREHOUSE/ DISTRIBUTION FACILITY

GROUND FLOOR AREA	39,882 +/-
CEILING HEIGHT	23' clear
LOADING DOORS	6 dock doors
ZONING	I-2 Allows for a wide range of industrial uses
POWER	600 amp/600 volt
RENT	\$20.00 PSF
ADDITIONAL RENT	\$7.04 PSF (2024 est.)
AVAILABILITY	March 1, 2024



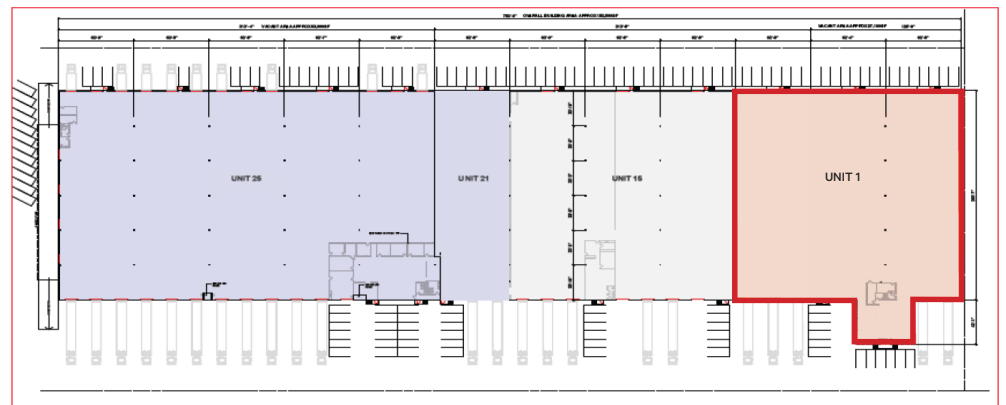
BUILDING FEATURES

- Excellent warehouse/distribution facilities with ample truck maneuvering room
- 6 dock loading doors for large trucks/trailers on East front of premises
- After hours & weekend security patrols
- Ample office space
- Convenient transit access
- Professionally managed by Morguard

Marine Drive Industrial Centre is centrally located in the Southeast Marine Drive area of Vancouver. There is quick and easy access to major transportation routes including Marine Drive, Knight Street and Oak Street Bridges, which connect to Highways 91/99 serving Greater Vancouver.



Morguard
Real Estate Potential. Realized.



Connect with us for more information

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**THE
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